

## About the application

Application number: 2022/91735	
What is the application for?:	Outline application, with access and layout, for the erection of 80 dwellings an
Address of the site or building:	Land off, Hermitage Park, Lepton, Huddersfield, HD8 0JU
Postcode:	

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<ul style="list-style-type: none"><li>• Firstly, according to Yorkshire Live Website 5/3/2023, it is understood that Kirklees Council will be reviewing its Local Plan after acknowledging that Kirklees population growth projections were grossly inaccurate. Councillor Alison Munro is quoted as saying “around 16,000 proposed new homes are not needed” and “all the former green belt sites allocated for new housing in the Local Plan do not need to be developed for housing” she continued “building on former green belt is completely unacceptable when far fewer houses are needed”. IT IS THEREFORE OF PRIME IMPORTANCE THAT NO DECISION IS TAKEN ON THIS OR ANY OTHER LARGE-SCALE NEW HOUSING APPLICATION IN THE LEPTON AREA BEFORE THE HOUSING REQUIREMENTS ARE FORMALLY AND ACCURATELY REVIEWED.</li><li>• There is much brownfield land in and around Huddersfield. The priority should be to use this brownfield land for 80 houses and not rural / semi-rural areas.</li><li>• This planning application does not make any reference to the other proposed development sites in the immediate area. At an earlier stage, it was explicitly stated that a joined-up plan for all sites must be submitted, to ensure adequate infrastructure provision. This application is attempting to circumnavigate that explicit instruction.</li><li>• Given that the development is to the south of Rowley Lane, then to enable pedestrians to walk to the local school, consideration needs to be given to adding a pavement along the entire Southern side of Rowley Lane. At present there is no pavement on the Southern side for long stretches of Rowley Lane (down the hill from the school), which represents a potential safety hazard to pedestrians. If only one side of the road remains paved, it forces pedestrians into the road when meeting a pushchair, wheelchair or mobility scooter approaching from the opposite direction. With more potential pedestrians from additional housing, this problem will be amplified. Adding a second pavement will help to address this problem.</li><li>• The proposed “cheap fix” solution of installing a pedestrian crossing on Rowley Lane near to Hermitage Park is both inadequate and dangerous. Rowley Lane is a busy road and if traffic is held at a red light, there is only room for about 3 cars after the blind bend up the hill. Oncoming traffic coming around the bend will not have enough time to see the queue and react – especially if there is a bus or large vehicle on the opposite side of the road. An accident is inevitable. Only adding a second pavement long the entire southern side of Rowley Lane (to be funded and maintained in perpetuity by the</li></ul>	

entire southern side of Rowley Lane (to be funded and maintained in perpetuity by the Developer) would address the problem of inadequate pedestrian throughfare.

- This planning application does not include provision for adequate traffic management at the lower end of Rowley Lane. An additional 80 houses (and potentially 160 cars) will add to congestion at what is already a hazardous road junction. A proposed roundabout where Rowley Lane meets Penistone Road is supported (as was included in earlier versions of the plan). This will also serve the purpose of slowing down traffic on Penistone Road. The revised plan includes a “cheap fix” where Rowley Lane is widened. This will add to visibility problems, since when cars are waiting to join Penistone Road, they will be side-by-side and so unable to see both ways. This is both inadequate and dangerous to road users. The only safe and sustainable solution is a traffic roundabout (funded entirely and maintained in perpetuity by the Developer).

- It is noted that except for the field immediately adjacent to Hermitage Park, all the other fields leading up to the Ancient Woodland are in full line of sight of Woodsome Hall. This is unacceptable as stated by English Heritage. The Developer has used a carefully-managed angle to photograph the view from Woodsome Hall in their application. Planning Inspectors should visit all the fields personally and take a look back at Woodsome Hall – which is perfectly visible from the fields (and so a mass of new houses would be visible to Woodsome Hall). Totally unacceptable. This is particularly relevant to houses to the south of the public footpath leading up to the woodland.

- The field adjacent to Beldon Brook Green regularly has run-off water which drains along the road and onto local properties during the winter months. If/when this water freezes, it is a safety concern for residents. If additional housing is planned for this field and others in the vicinity, there needs to be far better provision for drainage. Consideration should also be given to establishing an enforceable warranty/guarantee from the developer and also an escrow fund arrangement.

- There are several trees which have Tree Preservation Orders placed upon them. According to the plan there appears to be insufficient distance left between the trees (both the visible crown and also the non-visible root system) and the planned development area. There is a risk of damage to the trees and roots during construction; root ingress into draining/foundations. It is suggested that a 20m buffer from the edge of the development to the edge of the crown and root system of all trees with a TPO is added (as per the buffer placed against the Ancient Woodland).

- There is no mention of the proposed fencing/boundary between the recreational field and the public footpath running down Beldon Brook Green. The fencing in this area is currently dangerous (comprising old wood, exposed nails and barbed wire). It is suggested that Kirklees insist that this boundary is marked using a dry stone wall, which is totally in-keeping with other boundaries in this immediate area.

- It is assumed that all the foul water pumping stations on the proposed plan do not cause noise, vibration, electrostatic or other environmental interference to local residents or wildlife.